



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

Request preliminary / final plat review of our plat consolidating 3 existing lots into 1 new lot by lot line elimination.

APPLICATION INFORMATION

Applicant/Owner: Thomas M. Salas and Theresa M. Salas Trust UTA		Phone:
Address: 1307 Crescent Dr NW		Email:
City: Albuquerque	State: NM	Zip: 87105
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:		List all owners: Salas Trust UTA

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lots 21, 22, and 24-A		Block: 24	Unit:
Subdivision/Addition: Buena Ventura		MRGCD Map No.:	UPC Code: See attached
Zone Atlas Page(s): K-20-Z	Existing Zoning: MX-L		Proposed Zoning
# of Existing Lots: 3	# of Proposed Lots: 1		Total Area of Site (Acres): 0.6498

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 301 Eubank Blvd NE Between: Chico Road NE and: Copper Ave NE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2022-005692 / PS-2022-00012 (sketch plat from 2/9/22)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: January 17, 2023
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

_ MAJOR SUBDIVISION FINAL PLAT APPROVAL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the two documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- ___ 6) Design elevations & cross sections of perimeter walls
- ___ 7) Recorded Infrastructure Improvements Agreement

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing and explaining the request
- ___ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- ___ 11) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ___ 7) Sidewalk Exhibit and/or cross sections of proposed streets
- ___ 8) Proposed Infrastructure List, if applicable

SUPPORTIVE DOCUMENTATION

- ___ 9) Letter of authorization from the property owner if application is submitted by an agent
- ___ 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)
- ___ 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

PUBLIC NOTICE DOCUMENTATION

- ___ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ 14) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ MINOR AMENDMENT TO PRELIMINARY PLAT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- ___ 7) Original Preliminary Plat and/or Grading and Drainage Plan
- ___ 8) Infrastructure List, if applicable
- ___ 9) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: Lots 21, 22, and 24-A, Block 24 of Buena Ventura located at the northwest corner of
301 Eubank Boulevard NE (Bob's Burgers) and Chico Road NE.

Job Description: Minor Subdivision by Final Plat, replatting 3 lots into 1 new lot (24-A-1, Block 24) PR-2022-005692

☐ **Hydrology:**

• Grading and Drainage Plan	<u>X</u>	Approved	<u> </u>	NA
• AMAFCA	<u> </u>	Approved	<u>X</u>	NA
• Bernalillo County	<u> </u>	Approved	<u>X</u>	NA
• NMDOT	<u> </u>	Approved	<u>X</u>	NA
• MRGCD	<u> </u>	Approved	<u>X</u>	NA

Reggie Chan
Hydrology Department

1/9/2023
Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	<u>X</u>	Approved	<u> </u>	NA
• Traffic Impact Study (TIS)	<u> </u>	Approved	<u>X</u>	NA
• Neighborhood Impact Analysis (NIA)	<u> </u>	Approved	<u>X</u>	NA
• Bernalillo County	<u> </u>	Approved	<u>X</u>	NA
• NMDOT	<u> </u>	Approved	<u>X</u>	NA

Ernest Armijo
Transportation Department

1/9/2023
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement/Serviceability Letter	<u> </u>	Approved	<u> </u>	NA
• ABCWUA Development Agreement	<u> </u>	Approved	<u> </u>	NA
• ABCWUA Service Connection Agreement	<u> </u>	Approved	<u> </u>	NA

ABCWUA

Date

- ☐ Infrastructure Improvements Agreement (IIA*) Approved
- ☐ AGIS (DXF File) Approved
- ☐ Fire Marshall Signature on the plan Approved

☐ **Signatures on Plat**

• Owner(s)	<u> </u>	Yes	
• City Surveyor	<u> </u>	Yes	
• AMAFCA**	<u> </u>	Yes	<u> </u> NA
• NM Gas**	<u> </u>	Yes	
• PNM**	<u> </u>	Yes	
• COMCAST**	<u> </u>	Yes	
• MRGCD**	<u> </u>	Yes	<u> </u> NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

FORM S: PRE-APPROVALS/SIGNATURES

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Job Description: Minor Subdivision by Final Plat, replatting 3 lots into 1 new lot (24-A-1, Block 24) PR-2022-005692

☐ **Hydrology:**

• Grading and Drainage Plan	_____ Approved	_____ NA
• AMAFCA	_____ Approved	_____ NA
• Bernalillo County	_____ Approved	_____ NA
• NMDOT	_____ Approved	_____ NA
• MRGCD	_____ Approved	_____ NA

Hydrology Department

Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	_____ Approved	_____ NA
• Traffic Impact Study (TIS)	_____ Approved	_____ NA
• Neighborhood Impact Analysis (NIA)	_____ Approved	_____ NA
• Bernalillo County	_____ Approved	_____ NA
• NMDOT	_____ Approved	_____ NA

Transportation Department

Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement/Serviceability Letter	_____ Approved	<u> x </u> NA
• ABCWUA Development Agreement	_____ Approved	<u> x </u> NA
• ABCWUA Service Connection Agreement	_____ Approved	<u> x </u> NA

Sarah Luckie
ABCWUA

1/9/2023
Date

☐ Infrastructure Improvements Agreement (IIA*) _____ Approved

☐ AGIS (DXF File) _____ Approved

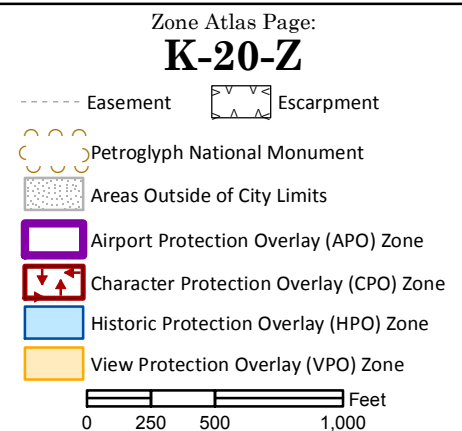
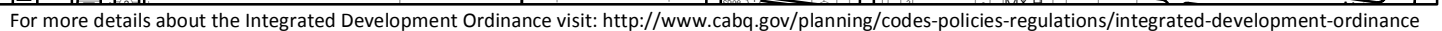
☐ Fire Marshall Signature on the plan _____ Approved

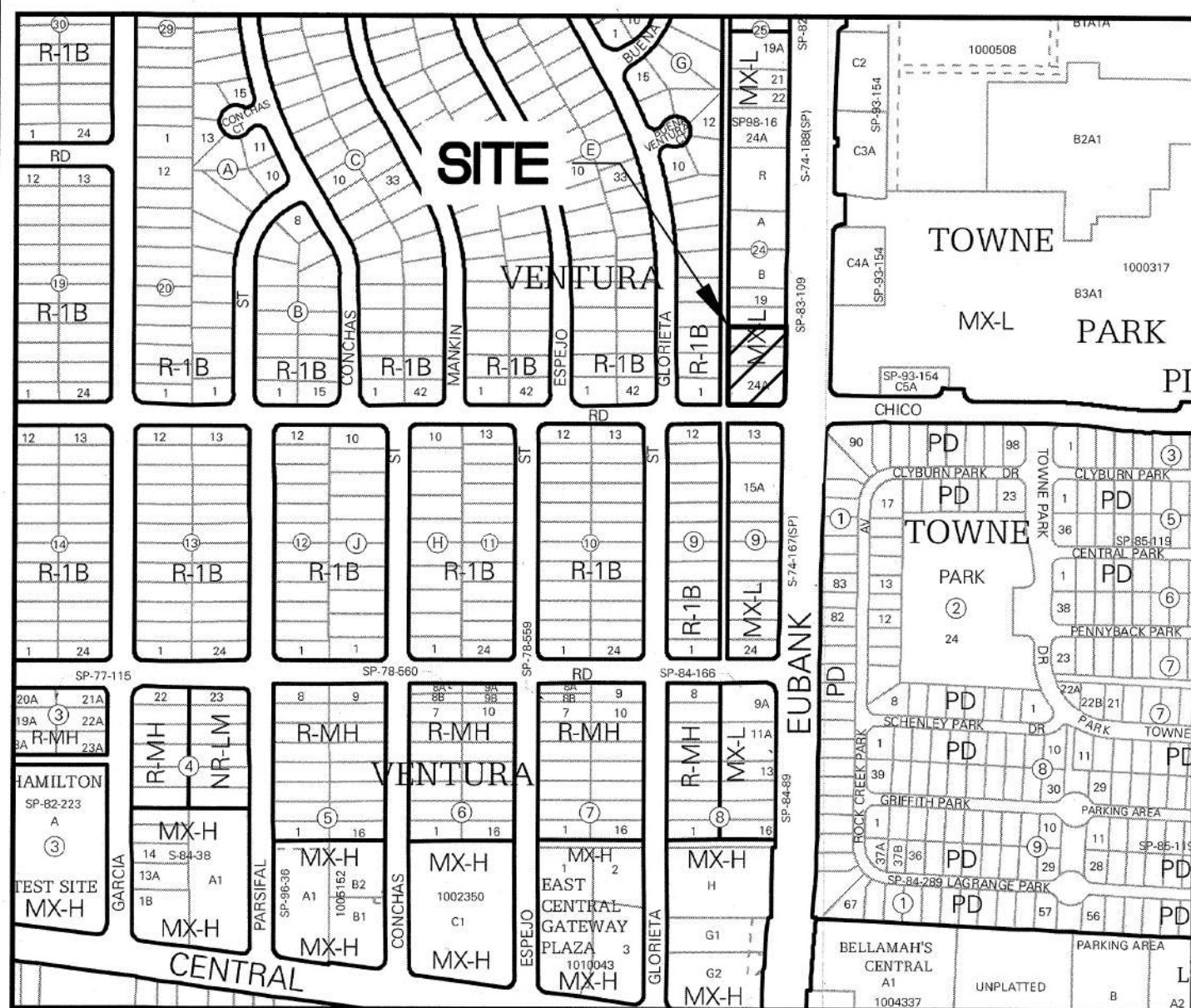
☐ **Signatures on Plat**

• Owner(s)	_____ Yes	
• City Surveyor	_____ Yes	
• AMAFCA**	_____ Yes	_____ NA
• NM Gas**	_____ Yes	
• PNM**	_____ Yes	
• COMCAST**	_____ Yes	
• MRGCD**	_____ Yes	_____ NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application





Vicinity Map - Zone Atlas K-20-Z

Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Documents

1. TITLE RESEARCH PROVIDED BY STEWART TITLE, HAVING FILE NO. 1550017 AND AN EFFECTIVE DATE OF JANUARY 11, 2022.
2. PLAT OF BUENA VENTURA FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1941, IN BOOK C8, VOLUME FOLIO 8.
3. PLAT OF BUENA VENTURA FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 21, 1993, IN VOLUME 93C, FOLIO 21.
4. WARRANTY DEED FOR LOT 24-A FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 7, 1998, IN BOOK 9809, PAGE 5174, AS DOCUMENT NUMBER 1998056737.
5. WARRANTY DEED FOR LOTS 21 AND 22 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 7, 1998, IN BOOK 9809, PAGE 5173, AS DOCUMENT NUMBER 1998056736.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Indexing Information

Section 20, Township 10 North, Range 4 East
Subdivision: Buena Ventura
Owner: Thomas M. Salas and Theresa M. Salas Trust UTA
UPC #: 102005752814942505 (Lot 21)
UPC #: 102005752814442504 (Lot 22)
UPC #: 102005752813742503 (Lot 24-A)

Subdivision Data

GROSS ACREAGE. 0.6498 ACRES
ZONE ATLAS PAGE NO. K-20-Z
NUMBER OF EXISTING LOTS. 3
NUMBER OF LOTS CREATED. 1
MILES OF FULL-WIDTH STREETS. 0.000 MILES
MILES OF HALF-WIDTH STREETS. 0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.000 ACRES
DATE OF SURVEY. JANUARY 2022

Purpose of Plat

1. ELIMINATE LOTS LINES AS SHOWN HEREON.

Legal Description

LOTS NUMBERED TWENTY-ONE (21) AND TWENTY-TWO (22) IN BLOCK NUMBERED TWENTY-FOUR (24) OF BUENA VENTURA, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 11, 1941, IN VOLUME C1, FOLIO 8, LESS THAN AND EXCEPTING THE WEST 20' FROM BOTH LOTS.

AND

LOT NUMBERED TWENTY-FOUR-A (24-A) IN BLOCK NUMBERED TWENTY-FOUR (24) OF BUENA VENTURA, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 21, 1993 IN VOLUME 93C, FOLIO 21.

ALL TOGETHER BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL A SAID POINT LYING ON NORTH RIGHT-OF-WAY OF CHICO ROAD NE, ALSO LYING ON THE EASTERLY RIGHT-OF-WAY OF A 20' ALLEY, BEING MARKED BY A MAG WITH TAG "LS 18374", WHENCE A TIE TO ACS MONUMENT "14_K20" BEARS N 74°25'07" W, A DISTANCE OF 5370.37 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY AND COINCIDING THE SAID EAST RIGHT-OF-WAY OF A 20 FEET ALLEY, N 00°18'07" W, A DISTANCE OF 200.00 FEET, TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A CHISELED "X";

THENCE, LEAVING SAID ALLEY, N 89°40'47" E, A DISTANCE OF 143.71 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 21, BEING A POINT LYING ON THE WEST RIGHT-OF-WAY OF EUBANK BOULEVARD NE, BEING MARKED BY A REBAR WITH CAP "LS 11463";

THENCE, COINCIDING THE WEST SIDE OF SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES:

S 00°36'24" W, A DISTANCE OF 175.56 FEET TO A POINT OF CURVATURE, MARKED BY A 1/2" REBAR "LS 18374";

38.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°08'14", AND A CHORD BEARING S 45°10'31" W, A DISTANCE OF 35.09 FEET, TO A POINT LYING ON THE NORTH RIGHT-OF-WAY OF CHICO ROAD NE, BEING MARKED BY A 5/8" REBAR;

THENCE, COINCIDING SAID NORTH RIGHT-OF-WAY, S 89°44'38" W, A DISTANCE OF 115.91 FEET TO THE POINT OF BEGINNING, CONTAINING 0.6498 ACRES (28,306 SQ. FT.), MORE OR LESS.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0358H, DATED AUGUST 16, 2012.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 102005752814942505
102005752814442504
102005752813742503

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lot 24-A-1, Block 24
Buena Ventura
Being Comprised of
Lots 21, 22 and 24-A, Block 24
Buena Ventura
City of Albuquerque
Bernalillo County, New Mexico
April 2022

Project Number: PR-2021-005692

Application Number: SD-2022-0

Plat Approvals:

PNM Electric Services
Natalia Antonio
Natalia Antonio (Apr 19, 2022 09:11 MDT)
Apr 19, 2022
Qwest Corp. d/b/a CenturyLink QC
Pamela C. Stone
Pamela C. Stone (Apr 19, 2022 12:16 MDT)
Apr 19, 2022
New Mexico Gas Company
Mike Martus
Mike Martus (Apr 19, 2022 09:14 MDT)
Apr 19, 2022
Comcast

City Approvals:

Loren N. Risenhoover P.S.
City Surveyor
4/11/2022

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA
5/16/2022

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.
N.M.R.P.S. No. 14271
5/12/2022
Dpte

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

Sheet 1 of 3
212520

**Plat for
Lot 24-A-1, Block 24
Buena Ventura
Being Comprised of
Lots 21, 22 and 24-A, Block 24
Buena Ventura
City of Albuquerque
Bernalillo County, New Mexico
April 2022**

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

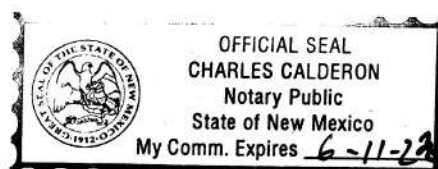
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Theresa M. Salas 5/9/2022
THERESA M. SALAS, OWNER DATE
SALAS TRUST UTA

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9th of May 2022
BY: THERESA M. SALAS, OWNER, SALAS TRUST UTA

By: Charles Calderon
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Sheet 3 of 3
212520

Easement Notes

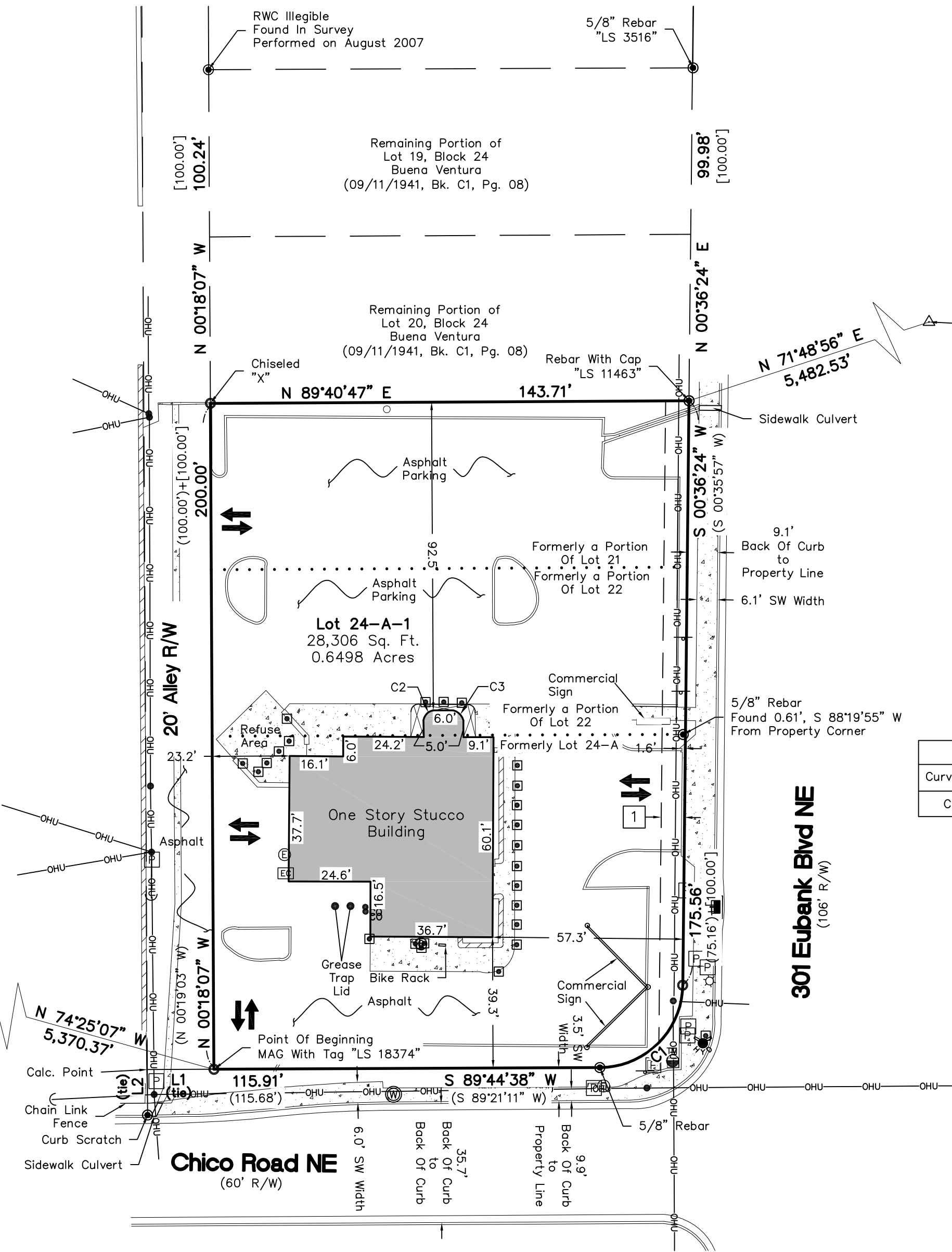
1 EXISTING 7' PNM EASEMENT (11/18/1971, BK MISC. 237, PG. 810-801)

Site Sketch
Lot 24-A-1, Block 24
Buena Ventura
Being Comprised of
Lots 21, 22 and 24-A, Block 24
Buena Ventura
City of Albuquerque
Bernalillo County, New Mexico
April 2022

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (09/11/1941, C1-08)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (01/21/1993, 93C-21)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	ACS MONUMENT
▢	COVERED AREA
▤	CONCRETE
▨	BLOCK WALL
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
↖	ANCHOR
P	PULL BOX
☆	LIGHT POLE
⊙	ELECTRIC METER
EC	ELECTRIC CABINET
TM	TRAFFIC MAST
⊕	GAS METER
⊗	WATER METER
⊗	FIRE HYDRANT
⊗	SAS CLEANOUT
⊗	STORM DRAIN INLET
↑	SIGN
↔	INDICATION OF ACCESS TO ROADWAY

ACS Monument "14_K20"
NAD 1983 CENTRAL ZONE
X=1550574.948*
Y=1484692.188*
Z=5381.929* (NAVD 1988)
G-G=0.999655680
Mapping Angle=-0°10'21.32"
*U.S. SURVEY FEET



ACS Monument "10_K21"
NAD 1983 CENTRAL ZONE
X=1561095.888*
Y=1485161.269*
Z=5557.514* (NAVD 1988)
G-G=0.999645218
Mapping Angle=-0°09'08.58"
*U.S. SURVEY FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	38.89' (39.12')	25.00' (25.00')	89°08'14"	35.09'	S 45°10'31" W

Building Curve Table		
Curve #	Length	Radius
C2	4.50'	3.58'
C3	4.51'	4.14'

Line Table		
Line #	Direction	Length (ft)
L1	S 89°44'38" W (S 89°21'11" W)	20.00' (20.00')
L2	S 00°18'07" E	13.66'

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Theresa M. Salas
1307 Crescent Drive NW
Albuquerque, NM 87105

City of Albuquerque
Plaza del Sol Building
600 Second St NW
Albuquerque, NM 87102

RE: Letter of Authorization for Proposed Subdivision Plat

To whom it may concern,

I, Theresa M. Salas, the owner in fee simple of the below property, do hereby give authorization to Cartesian Surveys Inc. to act as our agent in regards to the obtaining documentation, certificates, or waivers from the city needed for the platting action for existing Lots 21, 22, and 24-A, in Block 24 of Buena Ventura. The property is located at 301 Eubank Boulevard NE.

Thank You,

Theresa Salas
Theresa M. Salas, Owner
Salas Trust UTA

1-5-23
Date

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

January 17, 2023

Development Hearing Officer
City of Albuquerque

Re: Final Plat Review for Proposed Subdivision of Lot 24-A-1 of Buena Ventura

DHO and DFT Members:

Cartesian Surveys is acting as an agent for Thomas M. Salas and Theresa M. Salas Trust UTA, and we request a final plat review to create one (1) new lot from three (3) existing lots by lot line elimination between existing Lots 21, 22 and 24-A of Buena Ventura, located at 301 Eubank Blvd NE between Chico Road NE and Copper Ave NE. The property is currently zoned as MX-L (Mixed-Use – Low Intensity). A sketch plat review was held by the DRB at the hearing on February 9, 2022 under PR-2021-005692 and the comments from that hearing are discussed below:

UPC Numbers for the existing lots is provided below:

102005752814942505 (Lot 21)
102005752814442504 (Lot 22)
102005752813742503 (Lot 24-A)

ABCWUA

1. No objections.
2. The subject parcel(s) have an existing ABCWUA water and sewer account.
3. An Availability Statement will NOT be required with this project.
4. This project is within the adopted service area.
5. Pro rata is not owed for this property.

Noted

Code Enforcement

1. Property is zoned MX-L (Mixed-Use Low Intensity District), is located in the East Gateway Area. This special area may require additional restrictions or requirements.
2. Any future development on the lot must follow all standards of the IDO, DPM, and other adopted City regulations, including but not limited to the Special Area noted above in the IDO.
3. Removal of lot lines/combining of properties cannot create or increase nonconformities on the property.
4. No further comments or objections.

Noted

Hydrology

Hydrology has no objection to the proposed lot consolidation.

• For any future development, an approved grading and drainage plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Noted.

Parks and Recreation

02-09-2022

Street trees required if new development applicable per IDO Section 5-6(B).

Chico is a proposed Bicycle Blvd.

Noted

Transportation (updated 2/9/2022)

1. Entire alleyway shall be paved along the west side of the subject parcel. This improvement shall be placed onto an infrastructure list.

The alleyway is paved with asphalt to the limits of our property.

2. Provide a curve for the property owner at the alleyway entrance to Chico Road. This shall be based on sight distance and maneuverability when entering the alleyway from Chico Road.

The existing improvements in the entry to the alleyway are not obstructing the alleyway on our side of the alley. The utility pole and wall on the adjoining side should be the responsibility of the westerly property owner.

3. **Sidewalk along Chico needs to be a minimum of 5 feet wide and sidewalk along Eubank needs to be a minimum of 6 feet wide. Near the intersection it appears that these need to be modified. Additionally, there should be a minimum 4-foot ADA pathway around any obstacles such as utility poles and traffic signals. (Place this requirement onto an infrastructure list.) Demonstrate that the 4-foot continuous pathway can be met with dimensioning on an exhibit.**

Noted, sidewalk widening is included as part of the TCL.

4. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.

TCL for the Property has been approved, see attached.

5. What are the uses of this development? A TIS or Trip Generation Exhibit may need to be provided.

Property will be renovated to be used for a restaurant.

Planning

Plat will require City Surveyor, Surveyor and property owner signatures

Noted, signatures are provided on the plat.

Thank you,
Ryan J. Mulhall

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

January 17, 2023

Development Hearing Officers
City of Albuquerque

**Re: Final Plat Review for Proposed Subdivision of Lot 24-A-1 of Buena Ventura
(Sensitive Site analysis)**

DHO and DFT Members:

Cartesian Surveys is acting as an agent for Thomas M. Salas and Theresa M. Salas Trust UTA, and we request a final plat review to create one (1) new lot from three (3) existing lots by lot line elimination between existing Lots 21, 22 and 24-A of Buena Ventura, located at 301 Eubank Blvd NE between Chico Road NE and Copper Ave NE. The property is currently zoned as MX-L (Mixed-Use – Low Intensity). A sketch plat review was held by the DRB at the hearing on February 9, 2022 under PR-2021-005692. The sensitive site analysis for the site is summarized below:

Floodplains and flood hazard areas: N/A, within Zone X, area of minimal flood hazard of FEMA classification FIRMette 35001C0358H effective 08/16/2012

Steep Slopes: N/A, site is relatively level and mostly paved, having been developed for the existing commercial building and parking lot;

Unstable Soils: N/A

Wetlands: N/A

Arroyos: N/A

Irrigation Facilities: N/A

Escarpment / Rock Outcroppings: N/A

Large Stands of mature trees: N/A

Archeological sites: N/A, site is below 5 acres in size

Thank you for your time and consideration.
Ryan J. Mulhall

301 Eubank Blvd NE Public Notice Inquiry Sheet Submission

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coord working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely b changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedydayspa.com	119 Vassar Drive SE	Albuquerque	NM	87106
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106
South Los Altos NA	Stephen	Martos-Ortiz	sdmartos91@gmail.com	429 General Somervell Street NE	Albuquerque	NM	87123
South Los Altos NA	Jim	Ahrend	notices@slananm.org	304 General Bradley NE	Albuquerque	NM	87123

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questior pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 C devhelp@cabq.gov, or visit: https://www.cabq.gov/planning/online-planning-permitting-applications with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your pro
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-dev
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNo public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-fc PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood a http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below types of projects and what notification is required for each:
https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, u: prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this m

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Friday, January 6, 2023 1:27 PM
To: Office of Neighborhood Coordination <cartesianryan@gmail.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:
Development Review Board
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name
Ryan Mulhall
Telephone Number
505-896-3050
Email Address
cartesianryan@gmail.com

Company Name
Cartesian Surveys, Inc.

Company Address
PO Box 44414

City
Rio Rancho

State
NM

ZIP
87174

Legal description of the subject site for this project:
Lot Numbered Twenty-One (21) and Twenty-Two (22) in Block numbered twenty-four (24) of Buena Ventura, Bernalillo County, New Mexico as shown on the plat filed September less than and excepting the west 20' from both lots.
AND
Lot numbered Twenty-Four-A (24-A) in Block Numbered Twenty-Four (24) of Buena Ventura, Albuquerque, NM as shown of the plat filed Volume 93C, Folio 21

Physical address of subject site:
[301 Eubank Blvd NE](#)

Subject site cross streets:
Eubank and Chico Rd NE

Other subject site identifiers:

This site is located on the following zone atlas page:
K-20-Z

Captcha
x

 IDOZoneAtlasPage_K-20-Z.pdf
430K

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Preliminary / Final Plat for Minor Subdivision

Decision-making Body: Development Hearing Officer (DHO)

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: 301 Eubank Boulevard NE

Name of property owner: Thomas M. Salas and Theresa M. Salas Trust UTA

Name of applicant: CSI - Cartesian Surveys, Inc. (serving as agent)

Date, time, and place of public meeting or hearing, if applicable:

January 25, 2023 at 9AM over Zoom Hearing, link provided in DHO agenda on city website

Address, phone number, or website for additional information:

Please email cartesianryan@gmail.com or call 505-896-3050 for additional information

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.



(Applicant signature)

January 16, 2023

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



Ryan Mulhall <cartesianryan@gmail.com>

District 6 Coal. of NAs - Notice of Prelim/Final Plat Submission for 301 Eubank Blvd NE [PR-2021-005692]

Ryan Mulhall <cartesianryan@gmail.com>
To: info@willsonstudio.com, mandy@theremedyspa.com

Mon, Jan 16, 2023 at 5:44 PM

Hello District 6 Coalition of Neighborhood Associations Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will submit to DRB our preliminary / final plat application for a minor subdivision to the Development Hearing Officer (DHO), on behalf of our client the Thomas M. Salas and Theresa M. Salas Trust UTA under the city project number [PR-2021-005692] for our plat.

The subject property is located at approximately 301 Eubank Blvd NE, north of Chico Road NE. You can see the zone atlas page attached the location of the proposed plat properties.

We intend to replat the 3 existing lots into one new lot to allow our client to consolidate their lots. I'm told there is some planned redevelopment of the lot, including sidewalk and drive aisles to better serve the property as a restaurant.

As part of the IDO regulations we are required to formally notify you of our application submission. If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DHO meeting it will be held on January 25, 2023, 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the DHO agenda.

Thank you,
Ryan Mulhall
--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)


[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)


www.cartesiansurveys.com


[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

4 attachments

 **CABQ-Off_pub_notice_form-PR-2021-005692.pdf**
1112K

 **Emailed-Mailed-Notice-PublicMeetingHearing-District 6 Coalition NA Current_DHO.pdf**
231K

 **212520_5-13-22_SS.pdf**
244K

 **IDOZoneAtlasPage_K-20-Z_Marked.pdf**
419K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: _____

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Hearing Officer (DHO) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

Date/Time*: _____

Location*³: _____

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:
cartesianryan@gmail.com 505-896-3050

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ _____
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- | | | |
|---------------------------------------|--------------------------------------|------------------------------------|
| <input type="checkbox"/> Deviation(s) | <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Waiver(s) |
|---------------------------------------|--------------------------------------|------------------------------------|

Explanation*: _____

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☐ a. Location of proposed buildings and landscape areas.*
 - ☐ b. Access and circulation for vehicles and pedestrians.*
 - ☐ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>



Ryan Mulhall <cartesianryan@gmail.com>

S Los Altos NA - Notice of Prelim/Final Plat Submission for 301 Eubank Blvd NE [PR-2021-005692]

Ryan Mulhall <cartesianryan@gmail.com>

Mon, Jan 16, 2023 at 5:46 PM

To: "sdmartos91@gmail.com" <sdmartos91@gmail.com>, notices@slananm.org

Hello South Los Altos Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will submit to DHO our preliminary / final plat application for a minor subdivision to the Development Hearing Officer (DHO), on behalf of our client the Thomas M. Salas and Theresa M. Salas Trust UTA under the city project number [PR-2021-005692] for our plat.

The subject property is located at approximately 301 Eubank Blvd NE, north of Chico Road NE. You can see the zone atlas page attached the location of the proposed plat properties.

We intend to replat the 3 existing lots into one new lot to allow our client to consolidate their lots. I'm told there is some planned redevelopment of the lot, including sidewalk and drive aisles to better serve the property as a restaurant.

As part of the IDO regulations we are required to formally notify you of our application submission. If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DHO meeting it will be held on January 25, 2023, 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the DHO agenda.

Thank you,
Ryan Mulhall

--

[CSI - Cartesian Surveys, Inc.](#)

[PO Box 44414](#)

[Rio Rancho NM 87174](#)


[\(p\)505-896-3050](#)

[\(f\)505-891-0244](#)


www.cartesiansurveys.com


[Email: cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

4 attachments

 **CABQ-Off_pub_notice_form-PR-2021-005692.pdf**
1112K

 **Emailed-Mailed-Notice-PublicMeetingHearing-South Los Altos Current_DHO.pdf**
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 **212520_5-13-22_SS.pdf**
244K

 **IDOZoneAtlasPage_K-20-Z_Marked.pdf**
419K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: _____

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* _____
Location Description _____
2. Property Owner* _____
3. Agent/Applicant* [if applicable] _____
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*: _____

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- | | |
|--|--|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Hearing Officer (DHO) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input type="checkbox"/> Environmental Planning Commission (EPC) |

Date/Time*: _____

Location*³: _____

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

_____ cartesianryan@gmail.com _____ 505-896-3050

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ _____
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- | | | |
|---------------------------------------|--------------------------------------|------------------------------------|
| <input type="checkbox"/> Deviation(s) | <input type="checkbox"/> Variance(s) | <input type="checkbox"/> Waiver(s) |
|---------------------------------------|--------------------------------------|------------------------------------|

Explanation*: _____

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☐ a. Location of proposed buildings and landscape areas.*
 - ☐ b. Access and circulation for vehicles and pedestrians.*
 - ☐ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: District 6 Coalition of Neighborhood [Other Neighborhood Associations, if any]
Associations

⁶ Available here: <https://tinyurl.com/idozoningmap>



BOB'S BURGERS III
DRIVE-THRU RESTAURANT
305 EUBANK BLVD. NE
ALBUQUERQUE, NM 87123

SHEET TITLE
Traffic Control
Layout

TCL

PROPERTY ADDRESS:	305 EUBANK BLVD. NE ALBUQUERQUE NM 87123
LEGAL DESCRIPTION:	LOT 24-A-1, BLOCK 24 BUENA VENTURA COMPRISED OF LOTS 21, 22- AND 24A, BLOCK 24 BUENA VENTURA CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2022
ZONING:	MX-L (MIXED USE - LOW INTENSITY ZONE DISTRICT) ADJOINING R1-B TO WEST EAST GATEWAY AREA ZONE ATLAS MAP K-21-Z DISTRICT 6 COALITION OF NEIGHBORHOOD ASSOCIATIONS
SQUARE FEET:	0.6498
PRE-APPLICATION REVIEW TEAM:	PA#21-036
ZONING:	VA-2021-00259 (CONDITIONAL USE FOR DRIVE-THRU) PROJECT#2021-005692
DESIGN REVIEW BOARD:	PS-2022-00012-SKETCH PLAT (LOT CONSOLIDATION)
ALLOWABLE USE:	RESTAURANT: 4-3(D)(8)
ACCESSORY USES:	DRIVE-THRU OR DRIVE-UP FACILITY: 4-3(F)(4)
PARKING REQUIREMENTS:	8 SPACES/1000 SF
REQUIRED PARKING SPACES:	$2,269SF/1000 = 2.269$ $2.269 \times 8 = 18$ SPACES
PARKING SPACES PROVIDED:	19 SPACES PLUS 2 HC
REQUIRED MOTORCYCLE PARKING:	1 SPACE
MOTORCYCLE PARKING PROVIDED:	2 SPACES
REQUIRED BICYCLE PARKING:	3 SPACES
BICYCLE PARKING PROVIDED:	3 SPACES
REQUIRED VEHICLE STACKING:	12 SPACES
PROVIDED VEHICLE STACKING:	16 SPACES

[illegible]

10/13/2022

Approved for access by the
Solid Waste Department for a single trash enclosure
Herman Gallegos 08-23-22 *Herman Gallegos*

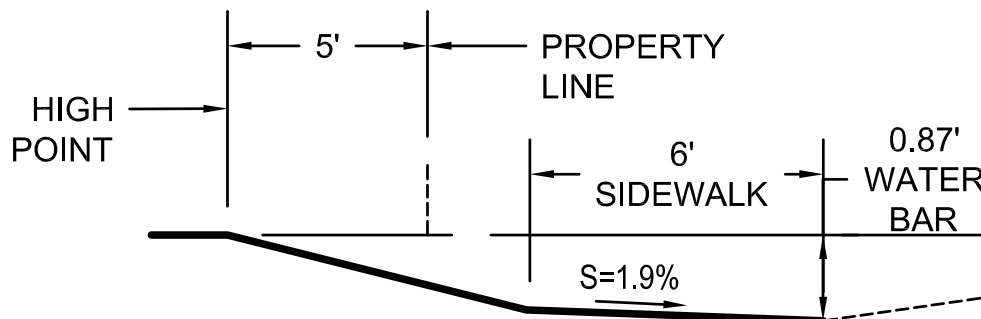
Eubank Boulevard, N.E. 20

Chico Road, N.E.
(30' PUBLIC ROW)

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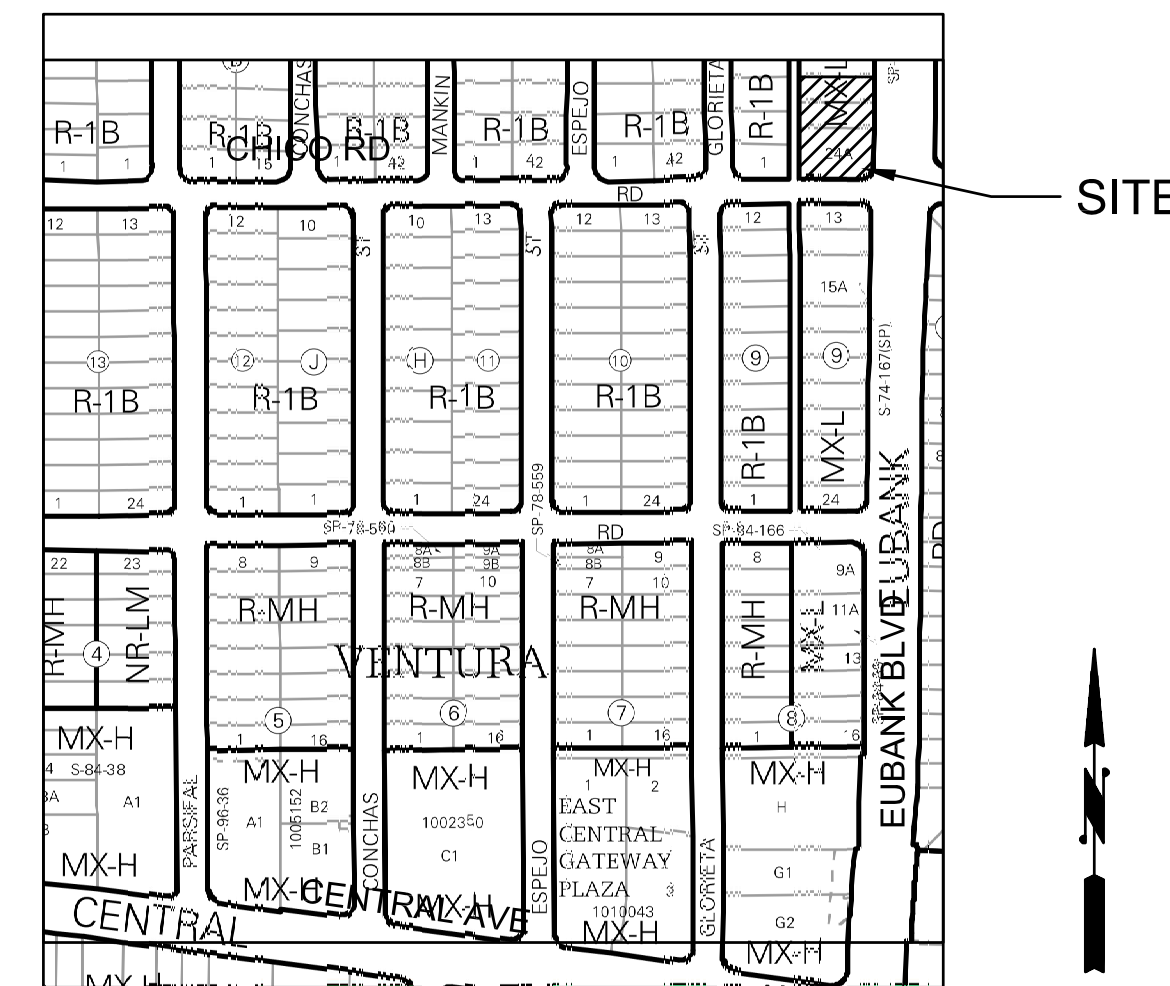
KEYED R/W CONSTRUCTION NOTES

- A. INSTALL NEW 24' ENTRY DRIVE PER CITY STD DWG 2425.
- B. INSTALL 18" WIDE SIDEWALK CULVERT PER CITY STD DWG 2236 FROM PROPERTY LINE TO CURB FACE.
- C. REMOVE EXISTING DRIVEPAD TO NEAREST CONTROL JOINT AND REPLACE WITH STANDARD CURB & GUTTER AND SIDEWALK PER COA STD DWGS 2415A & 2430.



ENTRY DRIVE SECTION

SCALE: NTS

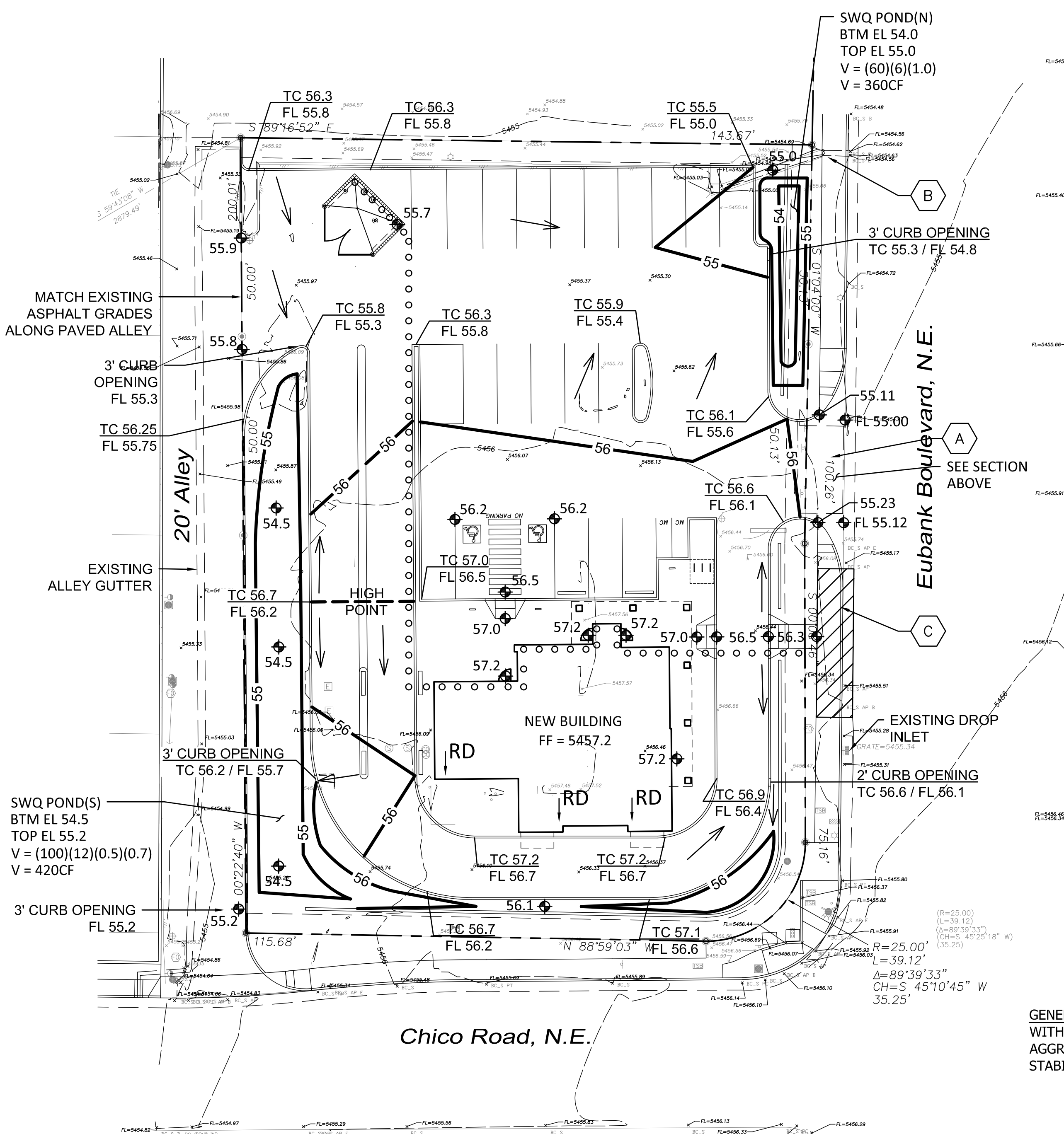


VICINITY MAP

K-20-Z

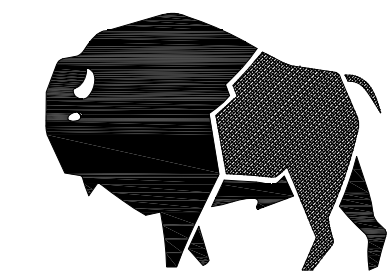
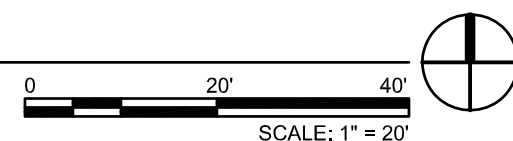
LEGEND

- EXISTING CONTOURS
- NEW CONTOUR
- FF = 5457.2 PROPOSED BUILDING FINISH FLOOR ELEV
- NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD ROOF DRAIN
- TC TOP OF CURB
- DRAINAGE BASIN BOUNDARY



GENERAL DRAINAGE NOTE: SIDE SLOPES NEED TO BE STABILIZED WITH NATIVE GRASS SEED (PER CITY SPEC 1012) WITH 3" DEPTH AGGREGATE MULCH OR EQUAL (MUST SATISFY THE "FINAL STABILIZATION" CGP 2.2.14.b.).

GRADING & DRAINAGE PLAN

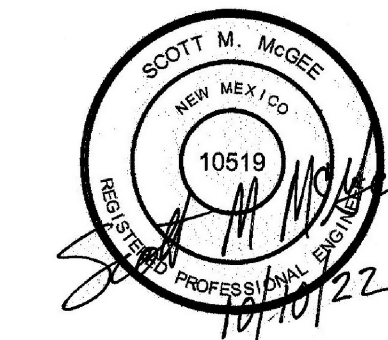


buffalodesign

architects

10899 montgomery blvd ne
suite a
albuquerque, nm 87111

SEAL



PROJECT

BOB'S BURGERS III
DRIVE-THRU RESTAURANT
305 EUBANK BLVD. NE
ALBUQUERQUE, NM 87123

DRAINAGE ANALYSIS

LEGAL: Lots, 21, 22, and 24-A, Block 24 Buena Ventura

AREA: 0.65 acres (28,306 SF)

BENCHMARK: AGRS monument '5-K20', ELEV= 5429.995 (NAVD 1988)

SURVEYOR: Precision Surveys, Inc. dated January, 2022

FLOOD HAZARD: From FIRM Panel 35001C0358H (8/16/12), this site is identified as being within Zone 'X'; areas of 0.2% annual chance flood, areas of 1% annual chance flood depth of < 1' or with drainage areas protected by levees from 1% annual chance flood.

EXISTING CONDITIONS: The site is an existing commercial development located at the NW corner of Eubank Blvd and Chico Road NE. The commercial area includes an existing building and an asphalt-paved parking lot.

OFFSITE FLOWS: No offsite flow enters the site.

PROPOSED IMPROVEMENTS: The proposed improvements include a 2,055 SF building with adjacent double drive through lane, paved parking, and xeric landscaping.

DRAINAGE APPROACH: The proposed drainage plan will direct the building rooftop flow toward a depressed landscape area at the SW corner of the site. Runoff from the north half of the site will flow to the NE corner of the site.

HYDROLOGY: Existing site land treatment: 28% C and 72% D
Precipitation Zone 3 --- Q= (.18)(3.17)+(.47)(4.49)= 2.7 CFS

The developed flow is based on 17% C and 83% D (23,442 SF)
Developed Q= (.11)(3.17)+(.64)(4.49)= 3.2 CFS
South SWQ V=(10,902)(.34/12)= 309 CF (420 CF Provided)
North SWQ V=(12,540)(.34/12)= 355 CF (360 CF Provided)

Since the impervious portion of the runoff is discharged to the depressed landscape areas, the effective site runoff will be mitigated by the onsite retention.

REVISIONS

CLIENT PROJ #:
ARCHT PROJ #: A21.03
DRAWN BY: JSK
CHECKED BY: SMM
DATE: September 9, 2022

SHEET TITLE
GRADING &
DRAINAGE PLAN

C-101